



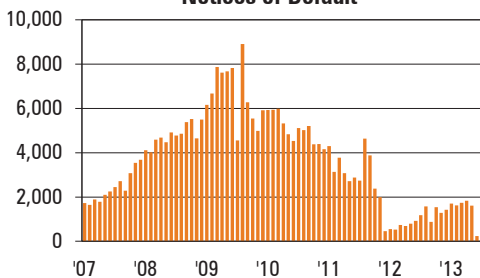
SEPTEMBER 2013

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

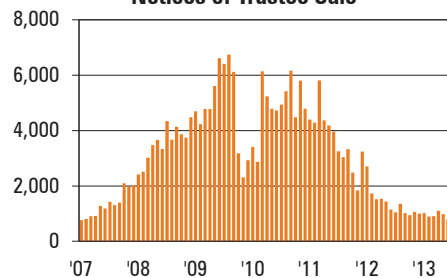
KEY TRENDS

- In July of 2013, notices of default in the City of Las Vegas reported a dramatic 45.8-percent decline to 167 when compared to the same month a year ago. In the past 12 months, there have been 4,709 notices of default in the City, down 3.9 percent from the prior 12-month period.
- For the 12 months ending July 2013, Ward 6 reported the highest rate of notices of default with 32 per 1,000 housing units. Ward 2 witnessed the lowest rate of 20 per 1,000 housing units.
- Approximately 2,094 trustee deeds (foreclosures) have been reported in the City of Las Vegas in the past 12 months, down 55.8 percent from the prior year period. The City reported the third-highest foreclosure rate with 11 per 1,000 housing units. North Las Vegas had the highest foreclosure rate of 13 per 1,000 housing units.

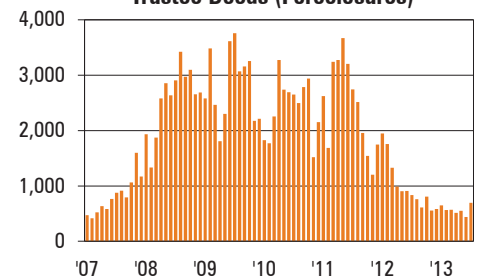
CLARK COUNTY
Notices of Default



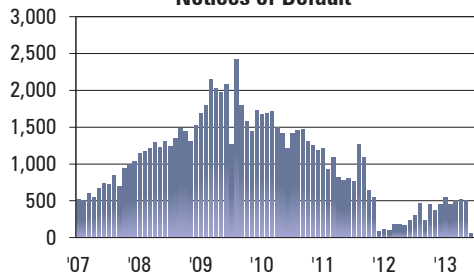
CLARK COUNTY
Notices of Trustee Sale



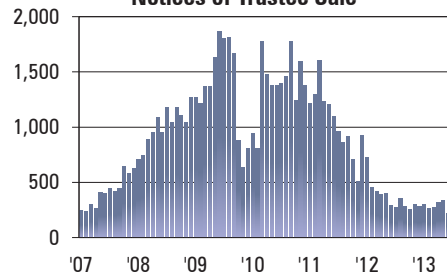
CLARK COUNTY
Trustee Deeds (Foreclosures)



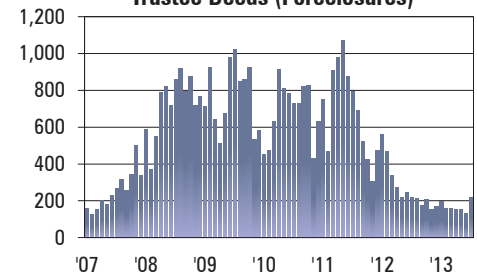
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,934	27	579	24	27	468	20	27	289	12
City of Las Vegas - Ward 2	33,892	24	675	20	32	478	14	30	278	8
City of Las Vegas - Ward 3	21,757	17	470	22	28	348	16	24	217	10
City of Las Vegas - Ward 4	39,435	33	923	23	43	636	16	38	391	10
City of Las Vegas - Ward 5	23,445	16	623	27	35	492	21	40	297	13
City of Las Vegas - Ward 6	44,600	50	1,439	32	60	999	22	61	622	14
CITY OF LAS VEGAS TOTAL	187,063	167	4,709	25	225	3,421	18	220	2,094	11
Balance of Clark County	465,386	432	11,328	24	580	8,472	18	477	5,211	11
CLARK COUNTY TOTAL	652,449	599	16,037	25	805	11,893	18	697	7,305	11

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.